

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSNTH-249
DA Number	2021/016
Modification Number	2021/016.002
LGA	Gunnedah
Proposed Development	Construction or operation of a Veterinary Hospital (Koala Sanctuary), Information and Education Facility, Environmental Facility, Camping and Caravan Grounds, Food And Drink Premises, Outdoor Recreation Facility (Putt Putt and zipline), Dwelling House, Residential Accommodation, and Business Identification Signage.
Modification proposal	Section 4.55(2) modification to amend development plans to change internal configuration of 'Wildlife Centre and Hospital' and 'Petting Zoo' structures.
Street Address	9 Hunts Road, Gunnedah
Applicant/Owner	Applicant: The Trustee for The SJB Planning (NSW) Unit Trust Owner: Gunnedah Shire Council
Date of DA lodgement	14 August 2023
Total number of Submissions	No submissions received
Number of Unique Objections	
Recommendation	Approval – Subject to Amended Conditions (Annexure A)
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Clause 5 – Private Infrastructure and Community Facilities over \$5million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulation 2021 • Rural Fires Act 1993 • Water Management Act 2000 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Gunnedah Local Environmental Plan 2012 • Gunnedah Development Control Plan 2012
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Is the development substantially the same development as that determined within the original development consent • Does the change to floor area increase traffic generation • Are all necessary changes to conditions proposed
Clause 4.6 requests	Original Development Application including a Clause 4.6 Exemption Request to the Gunnedah Local Environmental Plan 2012, Clause 4.2A. This exception is not included to be amended within the S4.55(2) Modification to Development Consent. Hence, no details of this has been included within the assessment.
Summary of key submissions (Excluding Late Submissions)	N/A
Report prepared by	Wade Hudson – Manager Development Assessment
Report date	16 January 2024

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

No

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes